

COYOTE VALLEY SPECIFIC PLAN
DRAFT PHASING PROGRAM
Required Infrastructure and Community Facilities

Phase	Cumulative		Specific Infrastructure and Community Facilities		Itemized Cost
	Min. Jobs	Max. Housing	Type	Description	
I (partial)	5000 (this sub-phase is included only to illustrate costs)	0	Transportation and Circulation	Interchanges: Not Applicable	\$0
				Regional Transit System: Not Applicable	\$0
				Intra-Community Transit System: Not Applicable	\$0
				Grade Separations: Not Applicable	\$0
				Roadways: Coyote Valley Blvd North of Bailey: Coyote Valley Parkway North of Santa Teresa to Serve Workplace Opportunities on CVRP Site	\$6,500,000
				Off-site Roadway Mitigations: Not Applicable	\$0
				Non-vehicular Circulation systems: Not Applicable	\$200,000
			Hydrology and Flood Control	Coyote Valley Lake:Not Applicable	\$0
				Fisher Creek Relocation: Not Applicable	\$0
				Urban Canal: Not Applicable	\$0
			Storm Drainage	Storm Drainage System: Backbone storm drainage system to serve CVRP workplace	\$800,000
			Sanitary Sewer and Wastewater	Sanitary Sewer System: Backbone sanitary sewer to serve CVRP workplace	\$600,000
			Potable Water	Potable Water system: Backbone system to serve CVRP workplace	\$450,000
				Groundwater Recharge: Not applicable	\$0
			Recycled Water	Recycled Water System: Backbone system to serve CVRP workplace	\$750,000
				Recycled Water Treatment Plant: Not applicable	\$0
				Recycled Water Transmission: Not Applicable	\$0
			Electricity, Natural Gas and Communications	Electricity, natural gas and communications: Backbone joint trench to serve CVRP workplace	\$500,000
			CVRP Credit	Infrastructure/ROW: Credit for ongoing investment	\$9,900,000
			Mitigation Measures	Wetland/Riparian/Oak Woodland: Not applicable	\$0
				Serpentine Land: Not applicable	\$0
				Agricultural Land: Not applicable	\$0
			Schools	Schools: Not applicable	\$0
			Parks	Parks: Not applicable	\$0
			Other Facilities	Public Facilities: Not applicable	\$0
				Greenbelt Preservation: Not applicable	\$0
				Public Land Acquisition: Not applicable	\$0
TOTAL					\$19,700,000

COYOTE VALLEY SPECIFIC PLAN
DRAFT PHASING PROGRAM
Required Infrastructure and Community Facilities

Phase	Cumulative		Specific Infrastructure and Community Facilities		Itemized
	Min. Jobs	Max. Housing	Type	Description	Cost
I	20,000	10,000	Transportation and Circulation	Interchanges: Not Applicable	\$0
				Regional Transit System: Multi-modal station facility	\$19,000,000
				Intra-Community Transit System: Fixed guideway within phase I roads	\$44,000,000
				Grade Separations: First phase of grade separation at Coyote Creek Golf Drive	\$7,300,000
				Roadways: Coyote Valley Blvd; Santa Teresa and Bailey around lake; partial CV Parkway east of Santa Teresa	\$88,750,000
				Off-site Roadway Mitigations: All off-site mitigations in DEIR	\$12,000,000
				Non-vehicular Circulation systems: In valley trails in phase I	\$2,800,000
			Hydrology and Flood Control	Coyote Valley Lake: Construct Lake	\$51,100,000
				Fisher Creek Relocation: Fisher Creek realignment and restoration from Palm to Bailey	\$14,800,000
				Urban Canal: Northerly part of canal	\$11,200,000
			Storm Drainage	Storm Drainage System: Backbone storm drainage system in phase I	\$11,800,000
			Sanitary Sewer and Wastewater	Sanitary Sewer System: Backbone sanitary sewer system in phase I	\$9,200,000
			Potable Water	Potable Water system: Additional wells and backbone system within phase I	\$10,300,000
				Groundwater Recharge: Not applicable	\$0
			Recycled Water	Recycled Water System: Backbone system within phase I	\$11,850,000
				Recycled Water Treatment Plant: Initial implementation of advanced water treatment plant	\$26,375,000
				Recycled Water Transmission: Not Applicable	\$0
			Electricity, Natural Gas and Communications	Electricity, natural gas and communications: Backbone joint trench within phase I	\$7,700,000
			CVRP Credit	Infrastructure/ROW: Credit for ongoing investment	\$56,500,000
			Mitigation Measures	Wetland/Riparian/Oak Woodland: Mitigation for phase I impacts	\$8,100,000
				Serpentine Land: Mitigation for phase I impacts	\$2,600,000
				Agricultural Land: Mitigation for phase I impacts	\$9,600,000
			Schools	Schools (3 ES; 1 MS; 2000 student HS)	\$129,500,000
			Parks	Parks (Min. 3 acres per 1,000 population)	\$81,600,000
			Other Facilities	Public Facilities: (1 Fire station; 1 library; and 1 Corp yard)	\$46,000,000
				Greenbelt Preservation: First phase for conservation easement acquisition	\$6,000,000
				Affordable Housing Subsidy	\$28,000,000
	Public Land Acquisition: Allowance for acquisition of place-making property	\$20,000,000			
TOTAL				Includes Phase 1 (Partial) For 5000 Jobs Only	\$735,775,000

COYOTE VALLEY SPECIFIC PLAN
DRAFT PHASING PROGRAM
Required Infrastructure and Community Facilities

Phase	Cumulative		Specific Infrastructure and Community Facilities		Itemized
	Min. Jobs	Max. Housing	Type	Description	Cost
II	40,000	20,000	Transportation and Circulation	Interchanges: Ramp widening at US 101/ Bailey and US 101/ Coyote Creek Golf	\$17,000,000
				Regional Transit System: Pedestrian over-crossing over Monterey Road at multi-modal station	\$4,000,000
				Intra-Community Transit System: Fixed guideway within phase II roads	\$16,400,000
				Grade Separations: Completion of Bailey /UPRR grade sep.; 2nd phase of Coyote Creek Golf Drive grade sep. and bridge over Coyote Creek; and Coyote Valley Parkway grade sep. at UPRR	\$92,100,000
				Roadways: Coyote Valley Parkway; southerly Santa Teresa Blvd; west Bailey Avenue; other four-lane roadways	\$83,800,000
				Off-site Roadway Mitigations: Done	\$0
				Non-vehicular Circulation systems: In valley trails in phase II	\$4,400,000
			Hydrology and Flood Control	Coyote Valley Lake: Done	\$0
				Fisher Creek Relocation: Restoration and mitigation north of Bailey Avenue	\$2,500,000
				Urban Canal: Southerly half of urban canal	\$17,300,000
			Storm Drainage	Storm Drainage System: Backbone storm drainage system in phase II	\$10,100,000
			Sanitary Sewer and Wastewater	Sanitary Sewer System: Backbone sanitary sewer system in phase II	\$7,800,000
			Potable Water	Potable Water system: Storage tank, additional wells and backbone system within phase II	\$12,200,000
				Groundwater Recharge: Recharge within Greenbelt (sites to be identified)	\$8,200,000
			Recycled Water	Recycled Water System: Backbone system within phase II	\$11,450,000
				Recycled Water Treatment Plant: Complete implementation of advanced water treatment plant	\$26,375,000
				Recycled Water Transmission: Pipelines as required	\$18,550,000
			Electricity, Gas and Communications	Electricity, natural gas and communications: Backbone joint trench within phase II	\$6,600,000
			CVRP Credit	Done	\$0
			Mitigation Measures	Wetland/Riparian/Oak Woodland: Mitigation for phase II impacts	\$1,100,000
				Serpentine Land: Mitigation for phase II impacts	\$2,600,000
				Agricultural Land: Mitigation for phase II impacts	\$9,600,000
			Schools	Schools: 4 ES and 1 MS	\$80,000,000
			Parks	Parks (Min. 3.5 acres per 1,000 population)	\$81,600,000
			Other Facilities	Public Facilities: Community Center and 2nd fire station	\$67,000,000
				Greenbelt Preservation: Second phase for greenbelt preservation and conservation easement acquisition	\$6,000,000
				Affordable Housing Subsidy	\$28,000,000
				Public Land Acquisition: Other required backbone infrastructure	\$20,000,000
TOTAL					\$634,675,000

COYOTE VALLEY SPECIFIC PLAN
DRAFT PHASING PROGRAM
Required Infrastructure and Community Facilities

Phase	Cumulative		Specific Infrastructure and Community Facilities		Itemized Cost
	Min. Jobs	Max. Housing	Type	Description	
III	50,000	25,000	Transportation and Circulation	Interchanges: US 101/CV Parkway	\$28,800,000
				Regional Transit System: Done	\$0
				Intra-Community Transit System: Fixed guideway within phase III roads	\$7,100,000
				Grade Separations: CV Parkway grade separation at UPRR; Laguna Avenue grade separation at UPRR	\$70,100,000
				Roadways: Monterey Road improvements; one way couplet loop east of CV Blvd; and west Bailey Avenue	\$25,700,000
				Off-site Roadway Mitigations: Done	\$0
				Non-vehicular Circulation systems: In valley trails in phase III	\$1,100,000
			Hydrology and Flood Control	Coyote Valley Lake: Done	\$0
				Fisher Creek Relocation: Done	\$0
				Urban Canal: Done	\$0
			Storm Drainage	Storm Drainage System: Backbone storm drainage system in phase III	\$2,400,000
			Sanitary Sewer and Wastewater	Sanitary Sewer System: Backbone sanitary sewer system in phase III	\$1,900,000
			Potable Water	Potable Water system: Storage tank, additional wells and backbone system within phase III	\$10,645,000
				Groundwater Recharge: Done	\$0
			Recycled Water	Recycled Water System: Backbone system within phase III	\$850,000
				Recycled Water Treatment Plant: Done	\$0
				Recycled Water Transmission: Done	\$0
			Electricity, Gas and Communications	Electricity, natural gas and communications: Backbone joint trench within phase III	\$1,600,000
			CVRP Credit	Done	\$0
			Mitigation Measures	Wetland/Riparian/Oak Woodland: Mitigation for phase III impacts	\$0
				Serpentine Land: Mitigation for phase III impacts	\$1,505,000
				Agricultural Land: Mitigation for phase III impacts	\$4,800,000
			Schools	Schools: 2 ES; 1000 student HS	\$69,900,000
			Parks	Parks (Min. 3.5 acres per 1,000 population)	\$40,800,000
			Other Facilities	Public Facilities: Done	\$0
				Greenbelt Preservation: Third phase for greenbelt preservation and conservation easement acquisition	\$3,000,000
				Affordable Housing Subsidy	\$14,000,000
				Public Land Acquisition: Other required backbone infrastructure	\$10,000,000
TOTAL					\$294,200,000
GRAND TOTAL					\$1,664,650,000